SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 19, 2009 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR (Consent Alternate)

BERNIE BERNSTEIN

ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)

GARY MOSEL

DENISE WOOLERY (Consent Alternate)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at tboughman@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING NOTICE: On Wednesday, October 14, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

FINAL REVIEW

A. 933 W MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-180-002 Application Number: MST2009-00305

Owner: Guy P. and Victoria Strickland

Applicant: RPM Architects

(Proposal to rebuild a house, garage, and accessory building destroyed in the Tea Fire. The project consists of a 5,221 square foot two-story single-family residence and a detached 750 square foot garage with 500 square feet of accessory space above. The proposed total of 6,471 square feet on the 5.2 acre lot in the Hillside Design District is 88% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final Approval as noted on sheet L-10 with the comment to correct the down-light specifications from an RS-20 to LS-12.

NEW ITEM

B. 1600 W MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-050-033
Application Number: MST2009-00449
Owner: Gardner Family Trust

Agent: Melora Scharf

(Proposal to rebuild a house and garage destroyed in Tea Fire. The previous two-story 3,630 square foot single-family residence and attached garage would be replaced with a one-story 3,065 square foot house and 782 square foot detached garage. There are two existing accessory buildings totaling 1,538 square feet to remain. A preliminary approval is in place for a 4,125 square foot three-story single-family residence and 872 square foot attached carport under MST2008-00518 on this lot. Staff Hearing Officer approval is requested for a Performance Standard Permit is to allow the property to be developed with an additional dwelling unit. The proposed total of 10,382 square feet for both residences and accessory buildings on the 17.3 acre lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of amendments to Modification conditions and a Performance Standard Permit.)

Public comment: Abe Powell, Jeffrey Johnson; Christie Powell, addressed noticing and lighting concerns; Duke McPherson, commented on footprint and grading and likes the "piano" house.

Continued to Consent Calendar with the following comments: 1) Size, bulk, and scale are similar to the prior house and acceptable and appropriate for the neighborhood. 2) The whimsical style is acceptable, and appreciated. The piano skylights are acceptable with a slight reduction in size of the large piano skylight. 3) The materials are acceptable and the waterproofing is fine. 4) Return with site layout and landscaping proposal.

NEW ITEM

C. 617 LITCHFIELD LN

E-1 Zone

Assessor's Parcel Number: 041-201-009
Application Number: MST2009-00445
Owner: Michael Appleton
Designer: Chris Halliday

(Proposal to repair fire damage to an existing 1,715 square foot two-story single-family residence. The project includes new exterior stucco, new roof material, new windows and doors, and interior alterations. The project also includes filling in approximately 100 square feet of the recessed front entry located within the front setback. Staff Hearing Officer approval of a Modification is requested for the new square footage within the front setback. The proposed total of 1,815 square feet on the 11,761 square foot lot is 62% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Public comment: Stella Larson, supports the application and modification.

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The modification is supportable. 2) The project is ready for preliminary approval. 3) The architecture is acceptable.

FINAL REVIEW

D. 1021 SAN DIEGO RD

E-1 Zone

Assessor's Parcel Number: 029-202-014 Application Number: MST2009-00216

Owner: Todd A. Jacobs and Kathryn Patterson

Architect: John Kelley Designer: Don Swann

(Proposal for a 393 square foot one-story addition to an existing 1,675 square foot one-story single-family residence with a 387 square foot attached two-car garage is located on a 14,155 square foot lot in the Hillside Design District. The proposed total of 2,455 square feet is 58% of the maximum floor to lot area ratio.)

Final Approval as submitted.

REVIEW AFTER FINAL

E. 1525 LAS CANOAS RD A-1 Zone

Assessor's Parcel Number: 021-110-009 Application Number: MST2009-00360

Owner: Karen Shapiro and Richard Appelbaum

Architect: Richard Warner

(Proposal for new fire resistant siding throughout and new fire resistant exterior doors and windows. Some windows will be enlarged.)

(Review After Final to change to stucco exterior, leaving two existing doors in place instead of new, leaving planter in place instead removing, and not making the approved improvements to the existing garage.)

Continued indefinitely to Consent Calendar. Return with more details, including window details and stucco color.

REVIEW AFTER FINAL

F. 954 ROBLE LN E-1 Zone

Assessor's Parcel Number: 019-251-016
Application Number: MST2005-00379
Owner: Angela J. Magness
Kurk Magness

(Proposal for a 772 square foot addition to an existing 1,512 square foot dwelling with an attached 520 square foot garage on a 7,127 square foot lot in the Hillside Design District. A Modification is requested to allow the reduction of the required open yard. The proposed total of 2,385 square feet on the 7,127 square foot lot is 80% of the maximum floor to lot area ratio.)

(The project received approval at ABR in 2005. Review after Final to remove the second-story from the proposal and only propose a one-story addition.)

Continued one week to Consent Calendar.

Items on Consent Calendar were reviewed by Glen Deisler with landscaping for items A and B reviewed by Erin Carroll. Staff present: Michelle Bedard, Planning Technician and Jaime Limón, Senior Planner.